

Planning Report

Thursday, October 4, 2012

Stansbury at Muirfield

Case Summary

Agenda Item	2
Case Number	12-0625CP
Proposal	A new Planned Unit Development for an 11.75-acre site with 19 single family residential lots.
Request	Review and feedback for a concept plan under the provisions of Zoning Code Section 153.050.
Site Location	10799 Drake Road Located on the east side of Drake Road, approximately 200 feet south of the intersection with Springburn Drive.
Applicant	William Adams, represented by Ben Hale, Jr., Smith & Hale.
Case Manager	Claudia D. Husak, AICP, Planner II (614) 410-4675 chusak@dublin.oh.us
Planning Recommendation	<p>Prepare Preliminary Development Plan</p> <p>The applicant has attempted to address a majority of the comments made by the public and the Commission at the informal review and Planning recommends the applicant address the additional comments in this report. This information and the feedback from the Commission should be used when preparing the preliminary development plan.</p>

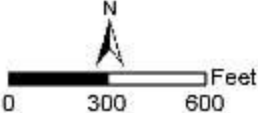
Proposed Discussion Questions

- 1) Is the reduction in density from 2 units per acre to 1.6 units per acre adequate to address the Commission's previous concerns regarding density?
- 2) Should the applicant make changes to the proposed layout?
- 3) What architectural character is appropriate for this development?



City of Dublin
Land Use and
Long Range Planning

12-062CP
Concept Plan
Stansbury at Muirfield
10799 Drake Rd



Facts

Site Area	2 parcels totaling 11.75 acres
Zoning	R, Rural District
Surrounding Zoning and Uses	The site is surrounded by single-family residences of Muirfield Village, which are zoned PUD, Planned Unit Development District. To the north is Section 12 with 11 lots; to the west and south are parts of Section 7 with three and eight lots respectively. To the east are three lots in Section 8. All lots were platted in the late 1970s and developed as single-family residences in the early to mid-80s. A Muirfield Village bikepath is located adjacent to the site on the west and south boundary between the site and the residential lots.
Site Features	<ul style="list-style-type: none"> • Rectangular shaped site • Slopes up almost 30 feet from the southeast corner and 20 feet from the northeast corner • A vacant house and outbuildings are on the east portion of the site • A Stream Corridor Protection Zone extends as two forks from the western portion of the site toward the southeast corner • Mature evergreen and deciduous trees are primarily located in the central and eastern portion of the site and there are substantial tree rows along the site perimeter
Case Background	<p>August 9, 2012</p> <p>The applicant informally presented a proposal for the development of this site with 24 cluster lots. Adjacent residents expressed their concerns regarding the proposed density, potential environmental impacts to existing trees, drainage, and traffic. The Commissioners agreed with the residents that the proposed density was high and suggested that more clustering of lots may aid in addressing environmental challenges. The Commission agreed that a PUD will provide development regulations and enforcement mechanisms that are not currently in place. The Commissioners wanted to ensure the applicant kept the density at or lower than the surrounding areas and work with staff to address drainage and tree protection. Some Commissioners felt the density should not increase from what was currently permitted (0.5 to 1 unit per acre).</p> <p>2003</p> <p>The Planning and Zoning Commission recommended approval to City Council of a rezoning application to R1, Restricted Suburban Residential District for the property since no formal Dublin zoning had been established after annexation. During review of the rezoning ordinance at City Council, the property owners requested Rural District zoning to keep horses on the property. Ordinance 66-03 (Amended) established Dublin R, Rural District zoning on the property.</p>

Facts

Neighborhood Contact

The applicant presented a revised proposal, based on the informal review at the Planning and Zoning Commission to the Muirfield Village Association. The applicant informed Planning that the Association preferred not to have sidewalks included within the development. The applicant intends that the development be part of the association.

Correspondence from adjacent residents is included with this packet.

Details

Concept Plan

Process

Zoning Code Section 153.050 contains regulations for the establishment of a Planned Unit Development. The concept plan is the first stage in the creation of a PUD and is intended to outline the basic scope, character and nature of a proposed project. The review is to provide input in the formative stages of design prior to the applicant submitting an application for a Planned Development District zoning amendment. The applicant may request review and feedback from City Council in addition to the Planning and Zoning Commission prior to preparing a preliminary development plan. No discussions, opinions, or suggestions provided on any aspect of the concept plan shall bind the applicant, or the city, or be relied upon by the applicant to indicate subsequent approval or disapproval by the city.

Proposal

This is a request for review and non-binding feedback on a concept plan application for a potential rezoning from the R, Rural District to PUD, Planned Unit Development District for a new residential neighborhood. The proposal is for 19 single family, detached dwellings on an 11.75-acre site, for a density of 1.6 units per acre.

Layout


In response to concerns from residents, the applicant has revised the plan to a more typical single family development, rather than a clustered layout with patio homes. The number of homes was reduced from 24 to 19, a change in density from 2 to 1.6 units per acre.

A single access point continues to serve the site from Drake Road, which is public road that stubs south of the intersection with Springburn Drive. The road is proposed to extend to the east and create a loop turnaround at the west end of the site. All lots will use this road. The inside of the loop is shown to accommodate stormwater detention.

The proposal has ten lots to the north and seven lots to the south of the road. Two lots are proposed along the eastern property line. Lots vary in size from 1/3 to 2/3 of an acre and are generally larger than lots in adjacent sections of Muirfield.

A preservation area is provided at the rear of each lot; 50 feet for Lots 1

Details	Concept Plan
Layout	<p>through 12, and 30 feet for Lots 13 through 19. This area is envisioned similar to a tree preservation zone or no build zone, but will allow for tree replacements.</p> <p>The plan shows a reserve area around the swale in the north central portion of the site which runs to the southeast corner. A 55-foot wide clear zone around the swale is indicated with the road crossing this area. This reserve is approximately the width of the clear zone north of the road and widens south of the road to accommodate stormwater management. The areas combined total 2.29 acres of open space.</p>
Density	<p>Land Use Principle 1 of the 2007 Community Plan recognizes density as an important economic consideration, but looks at density as an outcome not a determinant of creating a quality place. The Plan considers a careful balance between high quality design and density.</p> <p>The Community Plan Future Land Use Map shows the site as <i>Residential Low Density (0.5 – 1 dwelling unit per acre)</i> and the current zoning, Rural District would permit a maximum density of one unit per acre, or 11 units.</p> <p>The proposal includes 19 lots on 11.75 acres for a density of 1.6 units per acre. The applicant has lowered the number of lots to address the Commission’s desire for density similar to what surrounds the property. By proposing 19 lots, the applicant is adhering to the lowest surrounding density; which vary from 1.6 units to 1.9 units per acre.</p>
Development Details	<p>Lot widths vary depending on the location of the lot. A majority of the lots have widths from 90 feet to 100 feet and more. The pie-shaped lots adjacent to the loop in the road have frontages in the 60 feet range. Lot 13 has only 20 feet of frontage where the Subdivision Regulations require a minimum of 60 feet of frontage. While the applicant may be able to lessen this requirement as part of the development text in the PUD, Planning is concerned that 20 feet of frontage, as shown for Lot 13, will adversely affect the development potential of this lot.</p> <p>The lots are also quite deep and the preservation area along the rear of each lot provides a significant buffer from existing homes. The proposed lot sizes should be able to accommodate sizable homes with ample garage and outdoor space. Even though the lots are large, Planning is concerned about the development potential of Lots 1, 2, and 12 due to their shape and the ability to meet setback requirements. The applicant should work with Planning during the preliminary development plan to identify appropriate setbacks for each lot and address the development potential of the odd-shaped lots.</p>

Details	Concept Plan
Open Space	<p>The change from a clustered layout to a traditional development pattern increased the developed area (lots and rights-of-way) from 47% of the site to 64%. The reserves have 2.29 acres of open space and the combined area preserved on each lot is almost 2 acres. The Subdivision Regulations will require the dedication of 1.27 acres of land. While the reduction in lots requires less open space to be dedicated, the clustered nature of the lots as previously proposed allowed more potential sensitive areas to be preserved publicly, rather than in back yards of private lots.</p>
Environmental Considerations	<p>The site includes a Stream Corridor Protection Zone over the north and south swales, as shown in the photo. This Zone is intended to preserve the flood water capacity of existing drainage ways and limit stream erosion. The width of the Zone is determined by the contributing drainage area upstream of the segment. This Zone has a width of 25 feet placed on each side of the high water mark for the existing channel.</p>  <p>Although the proposal shows a 55-foot clear zone around a portion of the swale in the center of the site, more information will be necessary with the preliminary development plan to determine whether this meets protection zone requirements. No stream corridor protection is shown for the southern swale and the <i>applicant</i> will be required to prove at the preliminary development plan stage that no stream exists.</p> <p>The regulations of the Stream Corridor Protection Zone prohibit activities such as disturbance of natural vegetation, buildings, and stormwater management facilities. The applicant may request a variance, waiver or interpretation of the Stream Corridor Protection Zone, which can be submitted to the City Engineer for determination. The applicant will need to provide analytical data to support the request.</p> <p>Planning and Engineering are concerned about the impact of Lot 13 on the Stream Corridor Protection Zone. Additionally, as stated above, the lot may not be developable as proposed.</p> <p>No information regarding the health, size and species of trees found on a site is required with the concept plan. The applicant has indicated that the Preservation Area at the rear of the lots would be used for replacement trees.</p>

Details	Concept Plan
Traffic Impacts	<p>In preparing the preliminary development plan, the applicant will have to work with Engineering in preparing a Traffic Impact Study that would determine any necessary roadway and/or intersection improvements the proposed development would require as well as an analysis of the trip distribution. The applicant should also demonstrate to Engineering and Fire that the loop road proposed will provide for adequate fire truck maneuvering.</p> <p>The applicant should also consider to how the new pavement will connect to the existing pavement of Drake Road. It may be necessary to reconstruct the portion of Drake Road where it connects to Springburn Drive. Parking will be allowed on one side of the street if the pavement is more than 28 feet wide.</p>
Pedestrian Connectivity	<p>The Subdivision Regulations require that sidewalks or bikepaths be installed on both sides of public streets. While Muirfield Village has traditionally been developed without the provision of public sidewalks and this concept plan shows sidewalk on the south side of the street, Planning and Engineering recommend that for safety considerations a public sidewalk be provided along the frontage of all proposed lots.</p> <p>This development proposes a bikepath in the south eastern portion of the site that will connect to the east-west Muirfield Village bikepath just south of the site.</p>
Stormwater Management	<p>Stormwater facilities are required to have easements or rights-of-way that provide for suitable access for maintenance equipment from the public right-of-way. The proposed detention area, located just to the east of Lot 13 does not meet this requirement. More information regarding the design and functionality of both detention areas will be required with the preliminary development plan.</p>

Analysis	Concept Plan
General	<p>Given the conceptual nature of this stage, it appears that the design and development details will be of high quality and may meet applicable Land Use Principles. The Commission should give consideration as to whether the development quality will be sufficient to warrant a density greater than that contemplated by the Community Plan.</p> <p>Planning recommends that the Commission consider this concept plan with respect to the Community Plan in terms of use, density, layout and environmental considerations, as well as compatibility with surrounding development. The following analysis provides additional details.</p>

Analysis	Concept Plan
<p>Community Plan <i>Future Land Use</i></p> <p><i>Discussion Question</i></p> <p>1. <i>Is the Commission satisfied with the reduction in density from 2 units per acre to 1.6 units per acre?</i></p>	<p>The Future Land Use Map designates this site as <i>Residential Low Density (0.5 – 1 dwelling unit per acre)</i>, is characterized as residential development used to accommodate environmentally sensitive areas or sites affected by physical features. Homes may consist of single-family homes on larger lots ranging from 1 to 2 acres or larger or in developments that preserve open space and natural features by clustering development in open areas. Under this designation a maximum of 11 lots would be allowed for this site. The proposal is for 19 lots or 1.6 units per acre.</p> <p>Some Commissioners agreed, at the Informal Review, that a Planned Unit Development with single family homes at a density that matches the surroundings and high quality architecture could be a successful addition to Muirfield Village. The Future Land Use designation of adjacent areas is <i>Residential Medium Density (1-2 dwelling units per acre)</i>. The existing development pattern and density is consistent with the higher end of this designation with an average density varying from 1.6 to 1.9 units per acre.</p>
<p>Applicable Land Use Principles</p> <p><i>Principle 1</i> “Provide high quality design for all uses, recognizing density has important economic implications, but is essentially an outcome, not a determinant, of creating a quality place.”</p> <p>2. <i>Should the applicant make changes to the proposed layout?</i></p>	<p>This Principle recommends that economic implications of density be weighed against the overall quality of development. No information has been provided at this stage regarding the architectural character of the proposal.</p> <p>The proposal attempts to take environmental constraints into account by preserving a clear area around the north-south stream and an open area in the south where the site is wooded, preservation areas are provided in the rear of the lots, where a tree replacement is also anticipated. The revision from clustered, empty-nester lots to large, traditional single family development has decreased the common open space and reduced the preservation of environmentally sensitive areas.</p> <p>The proposed development is similar to the character of the surrounding area, with about the same number of lots as are adjacent to the site. As a result, this development lacks the creativity and interest that the cluster development was able to provide. The need to get adequately sized lots on a rectangular site limits the ability to provide an interesting plan. Generally, Planning would have preferred to see the cluster design with modifications necessary to meet certain site conditions.</p>

Analysis	Concept Plan
<p><i>Principle 5</i> Create a wider range of housing choice in the community, as well as in new neighborhoods.</p> <p>3. <i>What architectural character is appropriate for this development?</i></p>	<p>The applicant made changes to the plan based on comments from adjacent residents and the Commission and continues to want the proposal to be integrated into Muirfield Village. This will provide additional design controls that will uphold the quality of the proposed project. The increased size of each lot should address comments from adjacent residents included concerns about ample parking and garage space.</p>
<p><i>Principle 7</i> Developing streets that create an attractive public realm and make exceptional places for people.</p>	<p>The proposed layout includes sidewalk along the south side of the proposed street. Even though, the adjacent sections of Muirfield Village were developed without the required sidewalk and tree lawn as stipulated in the Code, Planning and Engineering strongly recommend that for safety considerations these elements be provided as amenities for the future residents.</p>
Recommendation	Feedback
<p>Summary</p>	<p>The applicant has attempted to adequately address a majority of the comments made by the Commission and public at the informal review and recommends the applicant address the comments in this report and the feedback from the Commission when preparing their preliminary development plan. The Commission may also consider the proposal with respect to the Community Plan in terms of use, density, layout and environmental considerations, as well as compatibility with surrounding development.</p>
<p>Discussion Questions</p>	<ol style="list-style-type: none"> 1) Is the Commission satisfied with the reduction in density from 2 units per acre to 1.6 units per acre? 2) Should the applicant make changes to the proposed development pattern? 3) What architectural character is appropriate for this development?